

Pending Approval
MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION
609 West Navajo St., West Lafayette, Indiana
Council Chambers

August 17, 2010

The meeting was called to order at 8:30 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Larry Oates, Linda Sorensen, Dottie Rausch,
Janet Elmore

Absent: Gary Lehman

Old Business:

Minutes

Commissioner Curtis motioned to approve the minutes of the July 13, 2010 Redevelopment Commission meeting. Commissioner Sorensen seconded. On page three, in the paragraph under the Assessed Value Pass-Through/School Referendum heading, President Oates corrected the minutes to read as follows: The Redevelopment Commission recently agreed to pass back assessed valuation *to compensate for tax revenues received from* the referendum to the underlying entities within the boundaries of the TIF District.

President Oates motioned to accept the correction. Commissioner Sorensen seconded. The motion to amend the minutes as detailed was approved 3-0. Commissioner Damico abstained. The minutes were approved as amended 3-0. Commissioner Damico abstained.

Cumberland Avenue Update

City Engineer Dave Buck provided an update on the Cumberland Avenue Reconstruction Project. The intersection at U.S. 52 and Cumberland Avenue has opened. Work is still to be completed on the eastbound direction from Salem Courthouse Drive to Yeager Road which will be followed by the north side reconstruction for westbound traffic. Mr. Buck commented that Fairfield Contractors and the sub-contractors did a great job working through difficult weather conditions to get the road opened before the start of school.

Fitness Trail Update

Parks Superintendent Joe Payne stated the official ribbon cutting of the trail was held on Wednesday, August 11th. Favorable comments have been received from the Park Board. Maintenance of the corners and trailhead will be performed by the City's Parks Department. President Oates added that the agreement between the Redevelopment Commission, Park Board and the West Lafayette School Board is in progress and still being finalized. The school will be maintaining the actual track area inside of the fences.

2011 TIF Project Budget

Presidents Oates requested questions by the commissioners regarding the proposed 2011 project budget.

Other

Commissioner Curtis inquired about an update on the Wabash Landing Parking Garage. A meeting has been set with the mayor, President Oates and Jimmy Curtis, President of Sheehan Development, regarding the garage within the next week to discuss the matter. President Oates anticipates a report will be provided at the September meeting of the Commission. There was no further old business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Rhodes reviewed the revenues and expenses on the current financial reports. Changes approved at the last Redevelopment Commission meeting to reprogram current appropriations for the KCB and Levee/Village TIF District were reflected on the reports and on the project budget spreadsheet. Debt service payments made in July and August were documented and explained by Redevelopment Commissioner Treasurer Rhodes.

Wabash Heritage Trail Ph. I and II

A proposal for supplemental design services from H. Stewart Klein and Associates was explained by Mr. Buck. The supplement addresses historic and geotechnical issues and design changes related to the project. The amount of the proposal is \$66,400 and within the current budget. Commissioner Curtis motioned to approve the Proposal for Supplemental Design Services. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion passed 4-0.

Payment of Claims

Sagamore Parkway TIF Claim

\$ 5,762.00

Commissioner Sorensen motioned to pay the Sagamore Parkway TIF claim. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway claim in the amount of \$5,762.00 passed 4-0.

Levee/Village TIF Surplus Claims

\$ 589,474.41

Commissioner Sorensen motioned to pay the Levee/Village TIF Surplus claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$589,474.41 passed 4-0.

KCB TIF Surplus Claims

\$64,939.86

Commissioner Lehman motioned to pay the KCB TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion to approve the KCB TIF Surplus claims in the total amount of \$64,939.86 passed 4-0.

A KCB TIF Surplus claim approved by the BOW on behalf of the Redevelopment Commission of **\$352,748.13** was provided for reference. Department heads and project managers explained individual claims and answered questions from the Commission.

Cumberland Ave. Reconstruction Project: Change Order No. 3 – Fairfield Contractors

Mr. Buck explained the details of the change order and answered questions from the Commission. Commissioner Curtis motioned to approve Cumberland Avenue Reconstruction Project Purchase Order No. 9124 Change Order No. 3 to Fairfield Contractors in the net amount of -\$38,714.27 bringing the total contract to \$2,306,495.81 which is still within budget. Commissioner Damico seconded.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion passed 4-0.

Cumberland Avenue Reconstruction Project Phase II: Supplement No. 4 – Schneider Corp.

Mr. Buck distributed a map to illustrate the work included in phase II of the Cumberland Avenue Reconstruction Project. The original contracts for phases I and II the project were approved through the Board of Works. Commissioner Sorensen motioned to authorize the City of West Lafayette Board of Works to enter into Supplement No. 4 in the amount of \$272,750 for the reconstruction of Cumberland Avenue Phase II. Commissioner Damico seconded.

The roll call vote:

Aye: Curtis, Damico, Oates, Sorensen

Nay:

The motion passed 4-0.

KCB Water Quality Improvements: Professional Services Agreement – Schneider Corp.

City Engineer Dave Buck spoke about the project for the northwest corner of Northwestern Avenue and Lindberg Road. The project links storm water improvements and detention storage requirements for the former Champion Centre development site and serves the drainage needs of the neighborhood in the Windsor/Carlisle area. It will also serve as an outlet for the Yeager Road Phase I widening project. It is anticipated that bids will be opened this November for the project. Construction is estimated to begin this winter and through the spring 2011. Completion will depend on golf course scheduling and landscaping requirements. Commissioner Damico inquired about the bidding process and the selection of the design firm. Commissioner Sorensen motioned to approve the Professional Services Agreement with Schneider Corporation in the amount of \$46,710. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay: Damico

The motion passed 3-1.

Other

Commissioner Sorensen requested an update on the Lindberg Bridge Project. Mr. Buck responded that work is continuing with the consultant on some minor design issues. Meetings with property owners, friends of the Celery Bog, and the Blackbird Farms Neighborhood Association are to be scheduled for September. Continuing coordination with the U.S. 231 Corridor Project will ensure both ends of Lindberg Road will not be closed at the same time.

There was no further new business.

Public Comment

Public comment was requested. A tour of the Purdue Crew Boathouse facility was scheduled for 10:00 a.m. following the meeting. A parent of a Purdue Crew member, Commissioner Elmore, commented on the appreciation and excitement of all the crew members and thanked the commission for their contribution to the boathouse. The next meeting was confirmed:

September 21, 2010 at 8:30 a.m.

Adjourn

There being no further new business, Commissioner Curtis motioned to adjourn. Commissioner Sorensen seconded. The meeting adjourned at 9:42 a.m.

Linda M. Sorensen
Recording Secretary

Approved:

Lawrence T. Oates
President